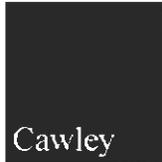


2-DR-2005  
01/07/05



Cawley  
Architects

## **PROJECT NARRATIVE – ARCADIA COMMONS**

1/7/05

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Arcadia Commons is a remodel of an exiting dilapidated building into a new condominium project. We are proposing to refinish with a new EFIS finish coat, and repaint with warmer southwestern colors. On the north elevation, we are proposing to updating design of the existing main entry canopy with a radius standing seam design and an addition of a second entry canopy.

In addition, to the building modifications we are proposing to update the existing landscape pallet to meet the current City of Scottsdale requirements, resurface the existing parking lot, and refinish hardscape and site features throughout.

Suite will be offered for sale, focused around a central stair and elevator lobby and exterior upgraded entrances.

Should you have any questions please feel free to contact us at the phone and fax numbers listed below

Thank You,

**Michael Jorgensen**  
Cawley Architects, Inc.





# LANDSCAPE PLAN

Scale: 1/8" = 1'-0"

THOMAS ROAD

64TH STREET

### CITY OF SCOTTSDALE LANDSCAPE NOTES:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO MAINTAIN VISIBLE COVERAGE TO ALL LANDSCAPE AREAS.

ALL LANDSCAPE AREAS SHALL BE TOP-DRESSED WITH A 2" DEPTH OF 1" DECOMPOSED GRADE.

TRUCKS AND LOADS SHALL NOT BE ALLOWED TO DRIVE ON THE LANDSCAPE AND SHALL BE MAINTAINED BY THE PROPERTY OWNER.

ALL ROADS OR WALKWAYS ADJACENT TO THE PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

ALL EXISTING LANDSCAPE MATERIALS INCLUDING TREES DAMAGED OR DECEASED AS A RESULT OF THE CONSTRUCTION SHALL BE REPLACED TO THE SATISFACTION OF THE CITY STAFF WITH THE EXISTING TREE SPECIES AND OCCUPANCY.

20% DISTANCE TRIANGLES SHALL BE SHOWN ON FINAL PLANS FOR DRIVEWAYS FROM OCCUPANCY AREAS AND ALL INTERSECTIONS. AREA WITHIN SAFETY TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT RECESSES AT LEAST 7 FEET FROM INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LEVEL ELEVATION.

ALL SIGNS ON SITE ARE AT LEAST 4' HIGH.

NO SIGN AREAS ARE TO BE PROVIDED.

SEE ARCHITECTURAL SITE PLAN FOR SIGN DIMENSIONS.

SEE ARCHITECTURAL PLAN FOR SIGN LOCATIONS. SEE BACK DRAWINGS FOR ALL SIGNING SPECIFICATIONS.

SEE ARCHITECTURAL PLAN FOR WALL LOCATIONS, COLORS AND TOP-OF-WALL ABOVE FINISH GRADE.

SEE CIVIL ENGINEER FOR ALL RETENTION WALL SECTIONS AND SOILS REPORTS.

SEE ARCHITECTURAL PLAN FOR SIGN BACK DETAILS.

SIGNS REQUIRE SEPARATE APPROVALS & PERMITS.

REPLACE ALL SPRINKLER & IRRIGATION TYPICAL HEADS 1' FROM BACK OF CURB OR SIDEWALK TO REDUCE OVERSPRAY.

ALL RIGHTS-OF-WAY ADJACENT TO THE PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.

A MINIMUM OF 10 PERCENTAGE OF THE PROVIDED TREES SHALL BE MAINTAINED, PERMANENT TO THE CITY OF SCOTTSDALE ZONING ORDINANCE ARTICLE 8, SECTION 8.0201. AS DEFINED IN THE CITY OF SCOTTSDALE ZONING ORDINANCE ARTICLE 8, SECTION 8.0201.

A 2" HOLE BORE TREE'S CALIPER SIZE THAT IS TO BE NORMAL TO OR LESS THAN 4 INCHES SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A TREE CALIPER SIZE FOR SMALLER TREES WITHIN A 4" DIAMETER CIRCLE SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK.

A 4" HOLE BORE TREE'S CALIPER SIZE IS MEASURED AT LANCES ABOVE THE LOCATION THAT THE TRUNK BRITS ORIGINATES OR LANCES ABOVE FINISHED GRADE OF ALL TRUNKS ORIGINATE FROM THE SOIL GRADE ADJACENT TO THE TRUNK.

RETRIBUTION/RESTORATION SIGNS SHALL BE CONSIDERED SOLELY FROM THE APPROVED LOCAL PLANS. ANY VARIATION OF THE APPROVED DESIGN (ADDITIONAL, FULL, REDUCED, ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.

NO LIGHTING IS APPROVED WITH THE SUBMITTAL.

THE LANDSCAPE SPECIFICATION SECTIONS OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE APPROVAL.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESCRIBED, DAMAGED OR DEFECTIVE (INCLUDING SIGN) SHALL BE REPLACED WITH THE SAME KIND AND QUALITY PRIOR TO THE OCCUPANCY OF THE CERTIFICATE OF OCCUPANCY. LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESCRIBED, DAMAGED OR DEFECTIVE (INCLUDING SIGN) SHALL BE REPLACED WITH THE SAME KIND AND QUALITY PRIOR TO THE OCCUPANCY OF THE CERTIFICATE OF OCCUPANCY. LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.

AREAS OF DECOMPOSED GRADE WITHOUT PLANT MATERIAL, GRASS OR CURBS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 2' BY 2' IN ANY ONE DIRECTION. MEASURED FROM FINISH GRADE AND/OR CURBSIDE.

PRIOR TO ESTABLISHED WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTABLISHED WATER DEMAND OF 10 GALLONS PER HOUR SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 8.0201 AND 8.0202 OF THE ZONING CODE TO THE WATER CONSERVATION OFFICE.

AREAS WITHIN THE SLURF IS TO BE CLEAR OF LANDSCAPING, SIGNS, AND OTHER VISIBILITY OBSTRUCTIONS WITH A HEIGHT GREATER THAN 2 FEET. TREES WITHIN THE SAFETY TRIANGLE SHALL HAVE A CANOPY THAT RECESSES AT LEAST 7 FEET FROM INSTALLATION. ALL HEIGHTS ARE MEASURED FROM NEAREST STREET LEVEL ELEVATION.

TOTAL OPEN SPACE: 14,800 SF

TOTAL LANDSCAPE: 14,800 SF

PRE-EMERGENT NOTE

DUE TO CONFLICTS BETWEEN OWNERS AND CONTRACTORS WE ARE NOW REQUIRED THAT THE TREE APPLICATION PROCESS BE RECONSIDERED. YOURS ARE TO BE REVIEWED BY THE LANDSCAPE ARCHITECT. IF YOURS ARE NOT REFORMED AGAIN AN APPLICATION SHALL BE PROVIDED WITH VIDEO TAPING.

SHEET INDEX

L-1 LANDSCAPE PLAN

L-2 PERMITS (SEPARATE PLAN)

L-3 SIGNIFICATION

DEMO NOTE

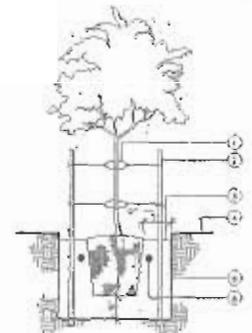
THE LANDSCAPE CONTRACTOR IS TO REMOVE ALL TREES, GROUNDCOVER AND SIGN BACK ON SITE. THE EXISTING CITY OF ANDERSON LANDSCAPE AND SIGN-BACK IS TO REMAIN.

APPROVED  
CITY OF SCOTTSDALE

CASE NUMBER: APPROVED DATE:

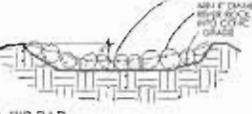
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE PLAN AND ALL AND ALL DATE WITH THE REGULAR APPROVAL. LANDSCAPE INSTALLATION IS TO BE APPROVED BY THE CITY OF SCOTTSDALE INSPECTION SERVICES STAFF. CITY OF OCCUPANCY IS (800)

CASE# \*\*\*-DR-02



- 1. 1/2" RUBBER HOSE WITH 1/8" ID WIRE
- 2. 2" HOLE BORE 1/2" ID LONG GRASS
- 3. 3" BUSH
- 4. GRADE
- 5. POLYURETHANE SIDES OF PLANT PE TO PREVENT GLASSING
- 6. AGROFIBER TABLETS 500 PRICE 1008 4430

### DOUBLE STAKING DETAIL

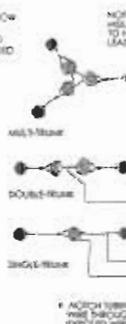


- 1. RIP RAP



- 1. 1" BUSHES DIMENSION FOR 3 GAL. PLANTS
- 2. 2" BUSH
- 3. ROUGHEN SOIL OF PLANT PE TO PREVENT GLASSING
- 4. AGROFIBER TABLETS 500 PRICE 1008 4430

### SHRUB PLANTING DETAIL



- 1. NORTH TUBERO LOOP WITH 3/8" DIA. WIRE
- 2. 1/2" ID RUBBER HOSE
- 3. 1/2" RUBBER HOSE

### TREE GUYING DETAIL

1. 1/2" RUBBER HOSE WITH 1/8" ID WIRE  
2. 2" HOLE BORE 1/2" ID LONG GRASS  
3. 3" BUSH  
4. GRADE  
5. POLYURETHANE SIDES OF PLANT PE TO PREVENT GLASSING  
6. AGROFIBER TABLETS 500 PRICE 1008 4430

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6401 EAST THOMAS ROAD

SCOTTSDALE AZ

84-01-01

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